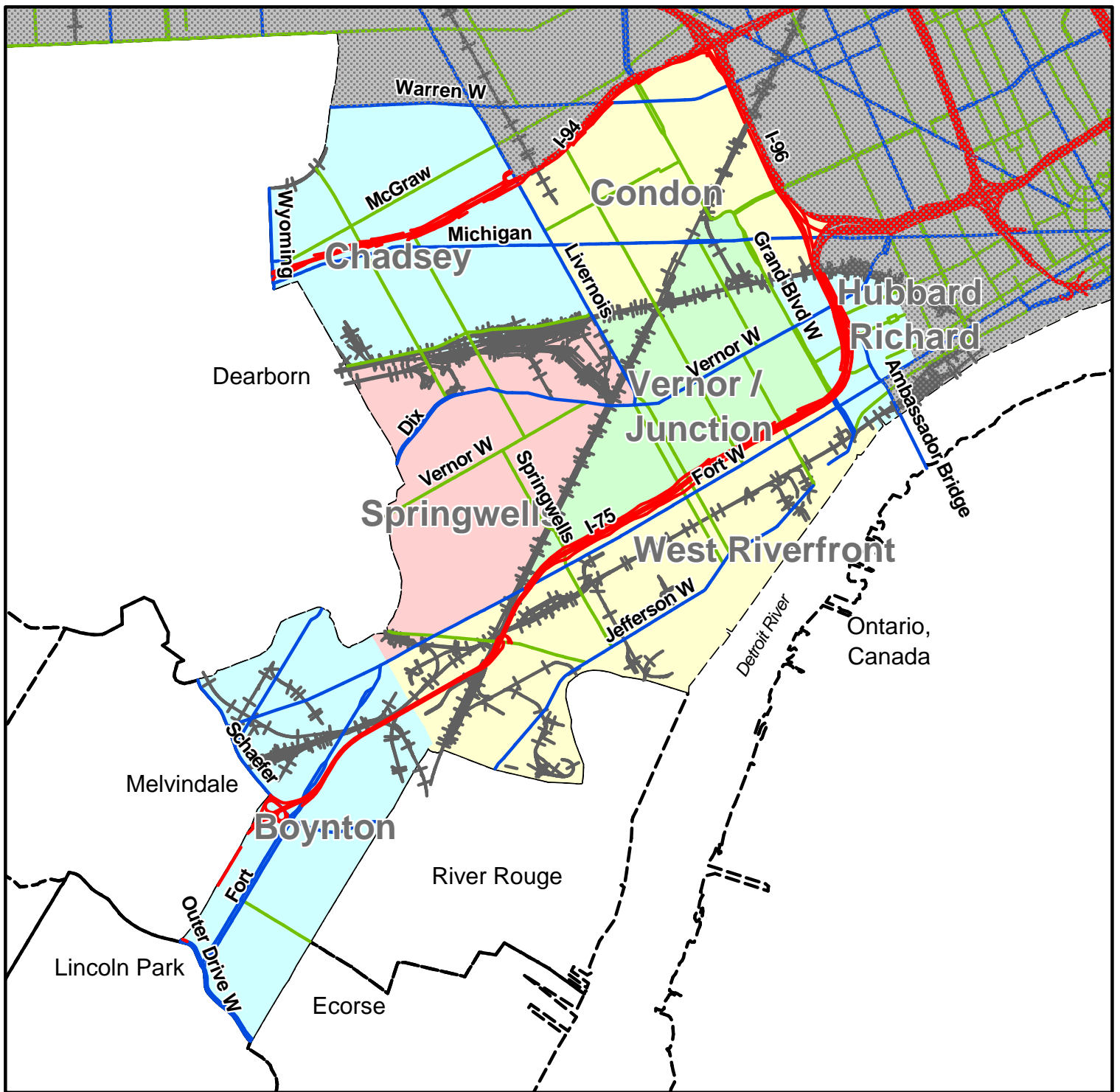


## **Cluster 5**

### **Introduction**

Cluster 5 is generally bounded by Warren and the Ford Freeway (I-94) to the north; the Detroit River to the south; the Jeffries Freeway (I-96) and the Ambassador Bridge to the east and the Dearborn, Melvindale, Lincoln Park, Ecorse and River Rouge city limits to the west. The cluster consists of seven neighborhood areas: Boynton, Chadsey, Condon, Hubbard/Richard, Springwells, Vernor/Junction and West Riverfront.

Cluster 5 has an exceptional concentration of heavy industry and freight transportation modes. Although the cluster experienced a decrease in total population between 1990 and 2000, it lost fewer people proportionally than the entire City of Detroit. Furthermore, the growth in some neighborhoods exceeded the citywide average.



Map 5A

City of Detroit  
Master Plan of  
Policies

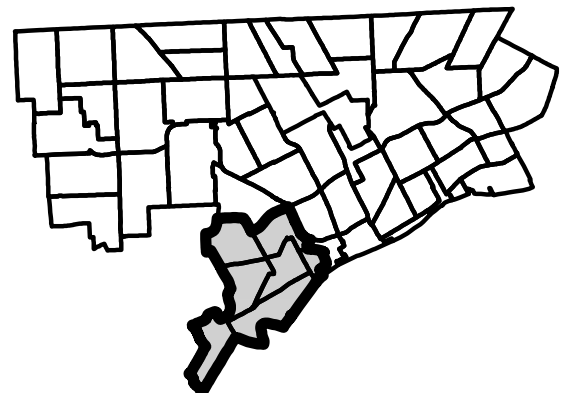
### Neighborhood Cluster 5

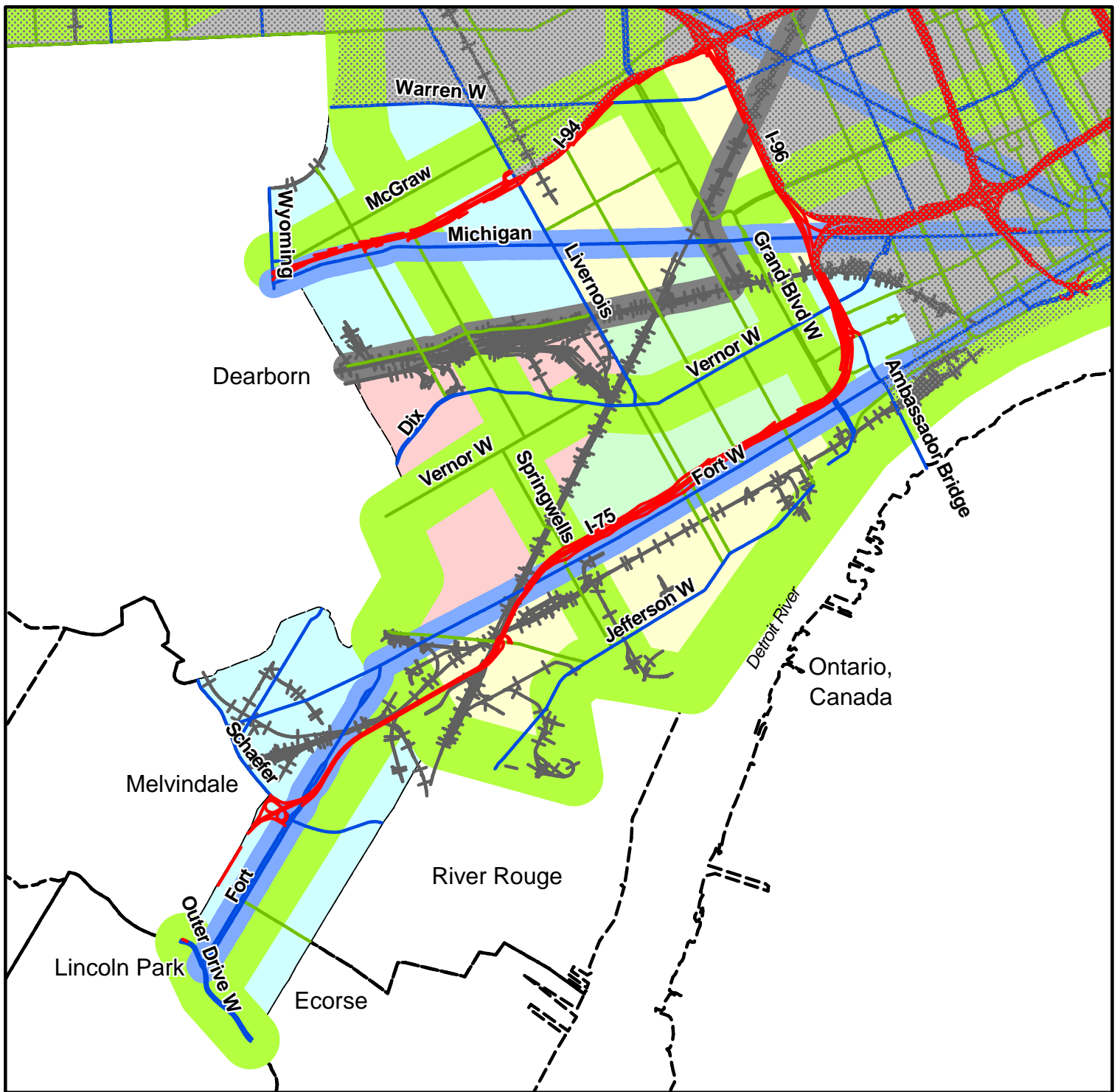


#### Neighborhood Index

Boynton  
Chadsey  
Condon  
Hubbard/Richard

Springwells  
Vernor/Junction  
West Riverfront







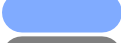


Map 5B

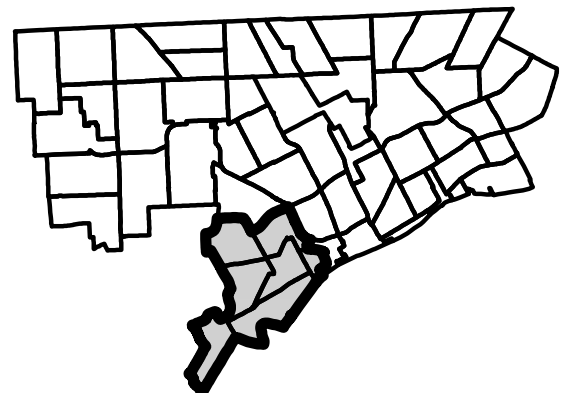
City of Detroit  
Master Plan of  
Policies

### Neighborhood Cluster 5



#### Transportation Network

-  Major Streets
-  Secondary Streets
-  Mass Transit Routes
-  Passenger Rail
-  Non-Motorized Route - Conceptual



## 2000 Census - Demographic Profile



## Neighborhood Cluster

5

## Total Population

87,889

1990 Population

88,868

1990 to 2000 Change

-979

Percent Change

-1.10%

## Race

White Only

37,435

42.59%

Black or African American  
Only

23,576

26.82%

American Indian and Alaska  
Native Only

919

1.05%

Asian Only

585

0.67%

Native Hawaiian and Other  
Pacific Islander Only

87

0.10%

Other Race Only

20,610

23.45%

Two or More Races

4,677

5.32%

## Hispanic Origin

Hispanic Origin (Any Race)

37,368

42.52%

1990 Hispanic Origin

19,654

1990 to 2000 Change

17,714

Percent Change

90.13%

## Gender

Male

45,349

51.60%

Female

42,540

48.40%

## Educational Attainment

Population 25 or older

49,387

56.19%

HS Graduate or Higher

24,010

48.62%

Assoc. Degree or Higher

3,537

7.16%

## Age

Youth Population  
(Under 18 Years Old)

27,956

31.81%

1990 Youth Population

26,693

1990 to 2000 Change

1,263

Percent Change

4.73%

0 to 4 Years Old

8,410

9.57%

5 to 10 Years Old

10,054

11.44%

11 to 13 Years Old

4,340

4.94%

14 to 17 Years Old

5,152

5.86%

18 to 24 Years Old

10,546

12.00%

25 to 44 Years Old

26,985

30.70%

45 to 64 Years Old

14,194

16.15%

65 Years Old and Older

8,208

9.34%

## Households

Households

28,053

Average Household Size

3.11

Population in Group Quarters

574

0.65%

Population in Households

87,315

Family Households

19,188

68.40%

Married Couple Family

10,139

52.84%

Female Householder Family

6,414

33.43%

One Person Households

7,199

25.66%

## Housing Units

Housing Units

31,694

1990 Housing Units

35,332

1990 to 2000 Change

-3,638

Percent Change

-10.30%

Vacant Housing Units

3,647

11.51%

Occupied Housing Units

28,047

88.49%

Owner Occupied

14,423

51.42%

Renter Occupied

13,624

48.58%

## Housing Value

Owner Occupied Units

12,169

Less Than \$15,000

1,747

14.36%

\$15,000 to \$29,999

2,971

24.41%

\$30,000 to \$49,999

3,691

30.33%

\$50,000 to \$69,999

2,371

19.48%

\$70,000 to \$99,999

988

8.12%

\$100,000 to \$199,999

324

2.66%

\$200,000 or More

77

0.63%

## Household Income

Less Than \$10,000

6,109

21.78%

\$10,000 to \$14,999

2,819

10.05%

\$15,000 to \$24,999

4,958

17.67%

\$25,000 to \$34,999

4,019

14.33%

\$35,000 to \$49,999

4,167

14.85%

\$50,000 to \$74,999

3,554

12.67%

\$75,000 or More

2,427

8.65%